



# IN THE PINK

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**The Newsletter of the Edgewater Beach Apartments**

**MARCH 2015**

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Your EBAC Board was busy in 2014. Major accomplishments included the September payoff of the EBAC underlying mortgage, and the successful December completion of the City's Life Safety Evaluation (LSE) requirements. While some punch-list LSE work will continue in 2015, the City's "Pass" grade of the EBA (better than many other buildings in our neighborhood) was a huge accomplishment by Management and the Board prior to the 12/31/2014 deadline.

The new Reserve Study, completed and received by the Board in 2014, has already resulted in Board planning and construction efforts to address necessary maintenance and capital improvement projects for 2015 and beyond. The 2015 Budget approved by the Board includes more than fifteen capital projects, small and large, totaling more than \$1.5 million if all are approved and undertaken this year. Additional Board planning is underway for the long-term plumbing project as well as for significant repairs and improvements to other areas.

The Board is working to improve and streamline processes and communications, internally and for shareholders. The Board is also updating EBAC's governing documents that have not been updated in some years.

Our Annual Shareholders' meeting and Board election is held in May, when five new Board members will be elected. If you have the interest and skills that would be helpful to run our multi-million dollar corporation, and available time to dedicate to Board and committee work, please consider running for the Board. To run,

you must be a resident and shareholder in good standing for at least one year prior to election – please see the EBAC By-Laws for all requirements. Experience and attributes that would be especially helpful to EBAC, although not required, include a background in financial/accounting, legal, management and organization, multi-family and commercial real estate, building systems and architecture/construction/engineering.

I am honored to be Board President of the Edgewater Beach Apartments Corporation. After several years of disruption and management changes, I feel that EBAC and its management, now being ably handled by Draper and Kramer's dkCondo group, have been stabilized. The hard work to position the historic EBA for the future begins in 2015 and I look forward to working with the Board as President over these next several months until the May elections. There is much work ahead, so I encourage you to consider running for the Board if you feel you can contribute in a meaningful way to help move the EBA forward. Please contact Robin in the Management office to get more information about timetables and application forms for the upcoming Board election.

Best wishes to all shareholders as the EBA and its garden soon transition from winter to spring, and as we all work together to improve the Edgewater Beach Apartments for the future.

*Bill Johnson*  
*President*

## FROM MANAGEMENT

Dear EBAC Shareholder/Resident:

I hope you and your loved ones are staying warm and enjoying this winter season. Chicago winds are sometimes formidable, but thankfully days are increasingly getting longer -- a signal that Spring will eventually arrive.

On behalf of the entire EBAC staff please once again accept our sincere thanks for your generous contributions to the employee holiday fund. We are most appreciative.

Some of you have already warmly welcomed Edward Sackey-Addoo as the newest member of your security team. If you have not yet had the pleasure, please introduce yourself so that Edward can become familiar with residents.

Copies have been posted so you can refer to my February 23, 2015 letter with important information regarding EBAC maintenance staff installing new smoke/carbon detectors in every apartment, LSE updates, plumbing helpful info, and resident requirements for new garage vehicle stickers.

With the recent swings in temperatures, albeit from cold to colder, this places increased stress on our steam pipes. Please report a leak or hissing sound from the radiators immediately to avoid unnecessary damage. Maintenance will check your radiators as soon as possible and advise what steps may be required.

As required by EBAC governing documents, if you need to provide a current copy of your certificate of insurance for your homeowner's policy to the management office, please take a moment to do so by asking your agent to forward one to Robin McGee. Please also let Robin know any changes you'd like on your emergency contact form as that too requires updating from time to time as your needs change.

As always, please do not hesitate to provide suggestions to me, or let Robin, Giorgio or me know how we may assist.

*Katharine Rousseve* dkCondo, Agent

### NEW SHAREHOLDERS

|  |      |
|--|------|
| Mary Trew and<br>Lisa Bekier           | 402  |
| Kathryn Guistolise                     | 608  |
| Michael Puccinelli                     | 808  |
| Barbara Zweifel                        | 1115 |
| Pamela Seaman                          | 1203 |
| Evelyn Flynn                           | 1817 |
| Ruffin Robinson and<br>Robert Schwartz | 1906 |

*Rosemarie Craig*

### NEWS FROM THE SOCIAL COMMITTEE



is right around the corner and your social committee will again host a gala gathering on the mezzanine in

the early evening. Green is the theme, Irish coffee is the drink and soda bread the snack. Soft drinks also available but only in green. Look for notices in the lobby and please do stop in!

*Dan Stanzel*

### RESOURCES IN EDGEWATER

Mather Edgewater and Kathy Bavaro

MatherLifeWays is a non-profit which offers free or low-cost programming for seniors. In Edgewater they operate under the name Mather Edgewater.

I met with Kathy Bavaro at the Edgewater Presbyterian Church, 1020 W. Bryn Mawr, where she heads the Mather Edgewater office. Bavaro states that, "Mather Edgewater's mission is to create ways to age well. We have a gracious relationship with other neighborhood agencies. The churches are grateful that we serve seniors. Many of our groups, like the Tuesday morning reading group, are self-run. While Mather may not provide every service we describe, we try to know about the programs. There is Heart-to-Heart at St. Gertrude's. Their volunteer drivers can take you to a doctor's appointment, to social programs, or provide friendly visits." St. Gertrude's also has a lending closet for medical equipment.

"Our monthly lunches with entertainment at St. Andrew's Greek Orthodox Church, 5649 N. Sheridan Rd., are popular." On March 9, an Irish fiddler and a vocalist will entertain while members dine on corned beef, chicken, tuna plate or veggie burger (last two must be ordered beforehand). Cost of \$10-\$12 dollars varies by selection. Reservations required.

Upcoming day trips include Milwaukee for a church tour followed by lunch at Mader's, lunch and a Frank Sinatra-style vocalist at White Fence Farm, a Cubs game, Swedish Days, and the Art Institute. These trips sell out fast.

Mather Edgewater offers exercise classes; for some of them you sit in a chair, aerobics, yoga, light weights/strength training, and Tai Chi at St. Andrew's or at Berger Park. The park also offers a bridge club and craft classes. The monthly film series at St. Andrew's is a bargain. My partner Tom and I were among the 50 who paid \$2 to watch the award-winning movie *Boyhood*. Light refreshments were included. Their newsletter lists the film selections three months in advance. Partner Oak Street Health offers a Wellness Series of lectures on understanding Medicare, winter depression, and relating to a health care provider, among other topics. 'Low-Vision Friends' share resources and tricks of the trade each month.

Does poor health or winter weather keep you inside? Through Telephone Topics you pre-register and are told when to call in for a group discussion or activity led by a staff member. Choose from chair yoga, meditation and reflection, history, art, architecture, health (how

to choose a caregiver) and more. The topics change. It's free.

With just two staff, Bavaro and co-worker Dave Dalton cannot offer extensive case-management services but they might refer you to other agencies for help. Bavaro's passion for helping seniors is clear

Mather Edgewater serves those age 50 and up. There is no membership fee. Many activities are free; some charge a low fee. Services are offered to all regardless of race, gender, religious affiliation, or sexual orientation. Phone 773-769-1995 to receive their newsletter and read about their programs. Learn more at [www.MatherLifeWays.com](http://www.MatherLifeWays.com)

*Larry Lesperance*

## **MEET TIBURCIO GONZALEZ**

This may be an old building, but you'd be amazed at how much 21<sup>st</sup> century technology helps keep it running. Did you know that our engineers can watch the steam heat functions on the computer, and that Tiburcio, our chief engineer, can even control it on his home computer? So with a click of a mouse he can raise or lower the heat. Ah, the wonders of technology.

Born and raised in Chicago Tiburcio graduated from Clemente High School, and then went to Coyne College for a year. He worked in the video game industry until 2003 when a friend told him about a job opening at EBA. Craig Morton, the chief engineer at the time, hired Tiburcio specifically for his electrical skills. But

Tiburcio credits Craig Morton with training him in all aspects of the building maintenance, particularly plumbing. Craig Morton must have done a good job because as of November, 2014 Tiburcio is chief engineer at EBA.

Tiburcio explained that his job includes maintaining the plumbing, boilers, drains, steam heat and anything new that needs to be done. That makes for a busy work week, that even includes emergency calls to fix a stopped sink drain for a evening holiday party – or so a grateful resident found out! He told me he likes his job because there is always something new and different. Everyone at EBA is nice, and he feels employees are more at ease now.

Residents have praised Tiburcio to our management. He diligently analyzes problems and comes up with new approaches to fix on-going issues in our historic building. What's more he has already saved EBAC many thousands by finding the most energy efficient and cost-effective solutions .

On his off time Tiburcio is a DJ. He began when he was only 13 years old and did his first real party for an 8<sup>th</sup> grade celebration. In those days he used vinyl, but of course today everything is on the computer. He now has over 10,000 songs on his computer. Tiburcio DJ's for banquets, weddings, bars, etc.

Congratulations to Tiburcio and thank you for keeping the Pink Lady running smoothly.

*Paula Baron*



## SOLAR ENERGY INVENTOR

Not surprisingly, many of the articles in this newsletter are, if not historical, then at least concerned with past events or personalities. This story, though, is very much concerned with the present and looking toward the future. Further, the inventor is our neighbor here in EBA.

Like many schoolboys, Daniel Simon discovered at quite a young age the fun of burning a hole in a dead leaf with a magnifying glass. While his older siblings were more interested in English, Daniel found in school that he was always better at math and science. Thus he found his niche amid the healthy sibling rivalry in his family. As he became an adult he started adapting his original fascination with burning holes in leaves into more practical matters.

Daniel's first major project was a portable module using sunlight reflected from a curved sheet of Mylar to distill water. The Mylar could be rolled up for ease of transportation and unrolled when relocated for distilling. The distilling section of the module, above the Mylar, was getting very heated but Daniel soon figured out that this was caused not only by overhead sunlight but increased by the reflected light from unfurled Mylar below the distilling arm. Like many good ideas this was straightforward and practical and lead to Daniel's next project, a module to generate solar energy.

While solar panels have been around for a while, Daniel's idea was to increase the output by placing the solar panels at a 45° angle (as in the

## EBA LIBRARY

picture) instead of the more familiar flat panels, substantially increasing the energy created. Daniel is finding that the marketing of his idea is proving quite a challenge since the solar energy-related conferences he has been able to attend have been more interested in sales and see Daniel's idea as competition rather than a new idea for mass production. Nevertheless, he has not given up. If you are more technically minded you should track Daniel down. You will find him only too happy to discuss the more scientific details of his invention.



*Michael Jackson*

### BOCCO COURT REPLACEMENT

On February 9, 2015 a volunteer committee of shareholders, i.e., Angela Just, Bob Lutz, Joe Ferrario, and Ralph Hoffman, made a presentation to the Garden Committee, detailing a well-researched proposal for replacing the current deteriorating bocce court with a more satisfactory model. A majority of the committee approved the proposal and forwarded it to the EBA Board for its consideration at its meeting on February 17.

At its meeting the Board approved the plan and the Bocce Court Committee will proceed according to its proposed schedule, weather permitting. Volunteers will be needed to remove the current deteriorating court and to construct the new one. Watch for announcements about the project. Shareholders can also express their interest in the project by contacting Angela Just ([arjust@mac.com](mailto:arjust@mac.com)).

*Judith Armbruster, Garden Chair*

It has been quite a while since an update on the EBA library has appeared in *In The Pink*, and as we have so many new shareholders now living in our wonderful building, I thought this would a good time for a "formal introduction" to our library and to remind others about this very special feature of life in the EBA.

A library has long been one of our building's amenities, although I can find no record of the date of its founding. In March, 2003, a Library Committee was formed; its first action was to reshelve all books by category and alphabetically by author. Library Committee members work in pairs about every five weeks. Five of the current members have been active on the committee since its founding. There are now eleven regularly scheduled members and three very knowledgeable "roving ambassadors" who contribute whenever their schedules and/or health permit. If you are interested in joining the committee, please let me know.

Because of space limitations, a decision was made early on to concentrate on specific categories of books that essentially provide recreational reading. They are: fiction, mystery/suspense, non-fiction, biography and memoir, and children's books. We do not want to discourage people from donating books or magazines since, obviously, we rely on donations, but we do request that they be limited to these categories. Large donations are a challenge, as we have so little space. We request that no one donate more than five books per day. If you have a large number of books for donation, please contact me; I will come to you and choose those books that the library can use.

No donated book is destroyed unless it is totally beyond redemption. Duplicate books and those for which we have no shelf space are stored in the book-drop room and eventually donated to a worthy organization. We currently give books to the Newberry Library and to Open Books, a not-for-profit organization supporting literacy in the Chicago area.

Our book donations continue to occur in large numbers, and use of the library has noticeably increased in the past six months. Our fondest wish is to obtain more space so that we can expand our categories to include science fiction, travel, art, self-help, and religion. We are

working with the Real Estate Committee in an effort to find a suitable and appealing space and hope to be able to accommodate even more books, in more categories, in the near future.

*Mary Solt, Committee Chair*

## FAVORITE POEM PROJECT AT EBA COMES TO EBA IN APRIL

There's still time to submit your entry for your favorite poem to EBA's own celebration of National Poetry Month in April. Get an entry sheet in the lobby, fill it out and put it in the box – **the deadline is March 13<sup>th</sup>.**

The EBA Favorite Poem Project will take place Sunday, April 19 in the EBA Café at 4:30 P.M.

Questions? Contact

Angela Just, arjust@mac.com

Marci Stanzel, bmindful524@icloud.com

Dan Stanzel, stanzeld@gmail.com

## REDISCOVERING THE EBA



Last fall Timeout Chicago voted the Edgewater Beach Apartments one of the 50 most beautiful buildings in Chicago! Their Editors searched Chicago's skyline from the skyscrapers to the side streets to find their favorite examples of the city's architectural excellence. Twenty years ago, because of that same architectural

significance, the EBA was added to the National Register of Historic Places.

The Benjamin Marshall designed X-shaped structure was completed in 1928 and became a co-op in the late 1940s.

The lobby is a point of great pride to the residents of the EBA. The wood paneling is butternut, the center table is Louis XV and the rug is Chinese. The center table is always adorned with a beautiful bouquet arranged by arcade tenant, Anna Held Florist. Spectacular decorations highlight festivities during holidays.

The EBA prides itself in being a full-service building offering the following amenities:

- **24-hour Doorman:** The lobby is staffed 24/7 by a professional and courteous doorman to welcome and assist residents, guests, and vendors as well as maintain the building's security.
- **Arcade Services:** The EBA has several commercial tenants including a restaurant (Edgewater Beach Café), florist (Anna Held), art gallery (Eighth Day), a full service dry cleaning outlet, and several medical providers, including a dentist.
- **Arts and Craft Room:** A room dedicated to where you sculpt your talents: equipped with saw horses, work benches, etc. Room is located in the basement.
- **ATM:** Residents may use a convenient ATM on the ground floor.
- **Bike Rooms:** Residents may store their bikes in secure bicycle areas.
- **Business Center:** The Business Center allows for a variety of uses: printer, copier, and fax machine are available for use. In addition, one computer is also available for limited study or work as part of the Scarborough Room.
- **Cable TV:** Basic cable with RCN includes over 257 channels (premium channels available at discounted rates) and Tivo DVR capabilities.
- **Children's Playroom:** A room equipped for children to play in is located on the first floor.
- **Club (Scarborough) Room:** A club room with dining capabilities, half kitchen and bath, and a TV is available for resident use. It can also be reserved for a private function.

- **Conference Room:** There is one conference room, equipped with tables, available for use by residents.
- **Fitness Center:** The fitness center equipment includes treadmills, elliptical, cross-trainers, a stair-master, stationary bicycles, free weights and dumbbells, and a variety of machine weights, including an aerobics room. Flat screen HD televisions are installed for your enjoyment.
- **Food Pantry Donations:** The EBA gathers non-perishable food and donates to local charity Care for Real; collection baskets are located in the basement.
- **Grocery/Retail:** A Walgreens is located down the street, and Mariano's, a supermarket, is just 2 blocks away.
- **Guest Suites:** Residents can rent guest suites, located on the first floor for their short-term visiting family and friends. Rooms are equipped with telephones, televisions, alarm clocks and private baths. Maid service is also provided.
- **Internet:** Each unit at EBA has an active internet connection. The base plan of 10 Mbps is standard for each unit. Individual upgrade options available up to 110 Mbps.
- **Laundry:** In addition to the top load washer and front load dryer machines, there are also commercial sized washers and dryers located in the basement.
- **Library:** A resident-maintained library and a sitting area are located on the ground floor.
- **Locker Rooms:** Men's and women's locker rooms include showers and storage lockers for resident use.
- **Maintenance & Engineering Staff:** EBA's trained Maintenance Staff members keep the building's systems and common areas in working order and can also address repairs and improvements in your home. They are available to respond to building emergencies.
- **Outdoor Terrace, Garden, Gazebo and Patio w/Grills:** Two acres of award-winning gardens, coupled with another half-acre of terrace make for a great outing. Adjacent to the patio and the gazebo are several gas grills available for resident use. The garden boasts a playground at the south end for resident children to call their own.
- **Package Service:** Deliveries and packages are accepted on a resident's behalf and processed to be available for pickup by the resident the same day.
- **Parking Garage:** A two-level heated indoor parking garage is connected to the EBA; spaces can be leased on a monthly basis. Daily parking is also available. The garage is staffed 24/7 by a professional and courteous attendant to welcome and assist residents, guests, and vendors as well as maintain the building's security.
- **Pool:** A 60-foot, multi-lane heated indoor lap pool with adjacent terrace is available for resident use. The terrace may also be rented by residents for private parties.
- **Professional Management:** The EBA is professionally managed with an on-site management office to address your concerns.
- **Recycling:** The EBA has a very active and committed recycling committee. They provide a wide range of waste and recycling programs to help residents enjoy safe, reliable waste collection.
- **Security:** In addition to a 24 hour doorman, the EBA maintains residents' safety with electronic key control at all building entrances and throughout the property as well as over 15 closed-circuit cameras monitored 24 hours per day.
- **Storage:** A variety of storage space and options are available for rent by residents.
- **Vending Machine:** A vending machine with snacks and beverages is located in the basement.
- **Wireless Internet:** The entire building, along with the outside amenities of the building are covered by free high-speed wireless internet for resident use.

*Salvatore Bondi*



## HISTORIC ST. ITA CHURCH



On the Northwest corner of Broadway and Catalpa is St. Ita Church. The bell tower is 128 ft. tall, consisting of 1800 tons of sculptured stone. Until late this fall, it was covered in scaffolding because it needed major repairs at a cost of \$400,000.00. This was funded by generous donations. There are more repairs planned for the future.

In 1923, Cardinal Mundelein ordered a new church to replace the original wood structure. Henry J. Schlachs, famous in Chicago for designing 12 other Catholic churches, specifically designed it in French Gothic style similar to the interior of the Church of St. Nicholas Tolentino in Burgundy, France. On September 14, 1924, the cornerstone was laid with the first mass said on Easter Sunday, April 17, 1927. (That was the same year the EBA was completed.)

Embedded in the cornerstone is a block of black stone from the ruins of the convent founded by St. Ita (495 AD-570 AD) in Kileedy County Limerick, Ireland about the year 520 AD.

The church's interior contains a large number of stained glass windows inspired by those of the world renowned ones in the Cathedral of Chartres in France. They contain over 200,000

separate pieces of glass set into 2,800 square feet of window space. The predominant color is deep blue with flashes of others giving the interior a spectacular holy presence.

The pipe organ, built by Wicks Organ Company in 1951, consists of 68 ranks, 60 stops and over 4,200 pipes from 32 feet to 6 inches. The organ is a great asset in the community for numerous organ programs.

The parish has started a feasibility study. Volunteers from the congregation of over 1000 members will attend lectures on a variety of subjects which will lead to a transformed mission: a more effective ministry and operating procedures, revised revenue sources and spending priorities for this ward/district area.

St. Ita is a large asset to our entire community because of the grade school, large facility for private parties and a meeting hall. Currently the Alderman's political programs, the AA, and other various gatherings have utilized them. Last fall there were over 700 individuals touring St. Ita in the Architectural Foundation's tour.

*Bill Harmon*

Newsletter Committee. Karen Clausen, Editor; Kathy Anderson, Paula Baron, Rosemarie Craig, Joe Cunniff, Bill Harmon, Michael Jackson, Larry Lesperance, Eleanor Odden, Daniel Stanzel. Contact any of us if you have an idea for an article.